

54 Lindsway Park, Haverfordwest



**Asking Price £260,000**



Nestled in the sought-after Lindsway Park, this beautifully renovated 2-bedroom bungalow offers a perfect blend of modern comfort and convenience. Refurbished just three years ago, the home boasts a stylish and contemporary interior, ready to move straight into.

The property benefits from off-road parking, ensuring easy access, and is set in an ideal location close to local amenities and transport links.

No Onward Chain



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#### Hallway

Timber flooring, uPVC front door with glass panel insert and sidelight

#### Living room

Timber flooring, double glazed uPVC window to the front

#### Kitchen/ Dining room

Matching base and wall units, range cooker, timber flooring, double glazed uPVC window to the side, uPVC double doors to the garden

#### Bathroom

Role top bath, low flush toilet, hand basin, corner shower in cubicle with

shower panels, part tiled walls, vinyl flooring, 2 double glazed uPVC windows to the rear

#### Bedroom 1

Timber flooring, double glazed uPVC window to the front

#### Bedroom 2

Timber flooring, double glazed uPVC window to the side

#### Outside

To the side of the property a driveway provides off-road parking for two vehicles. To the rear of the property is a well maintained fully enclosed

garden with mature borders, patio area, and vegetable patch.

#### Additional information

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: D

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

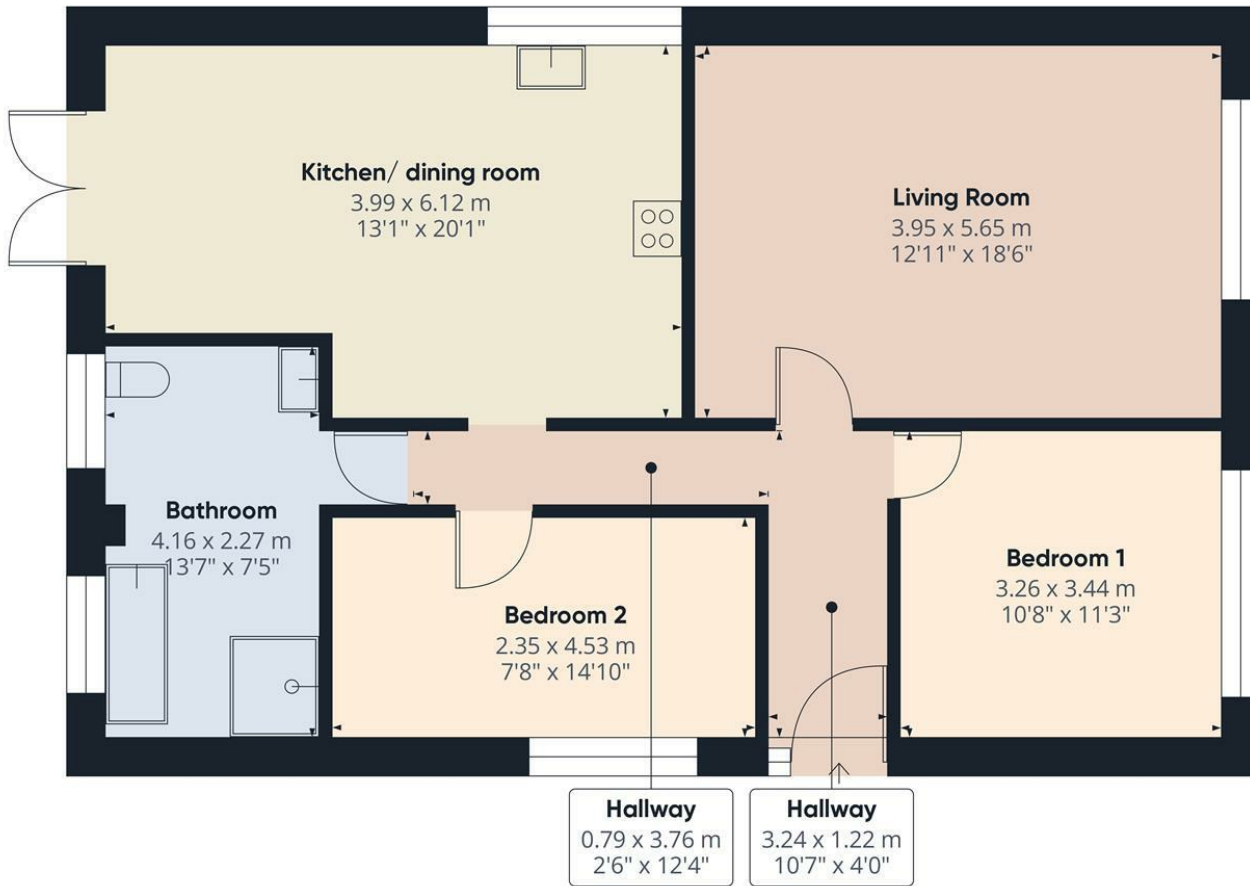
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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Approximate total area<sup>(1)</sup>  
84.53 m<sup>2</sup>  
909.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

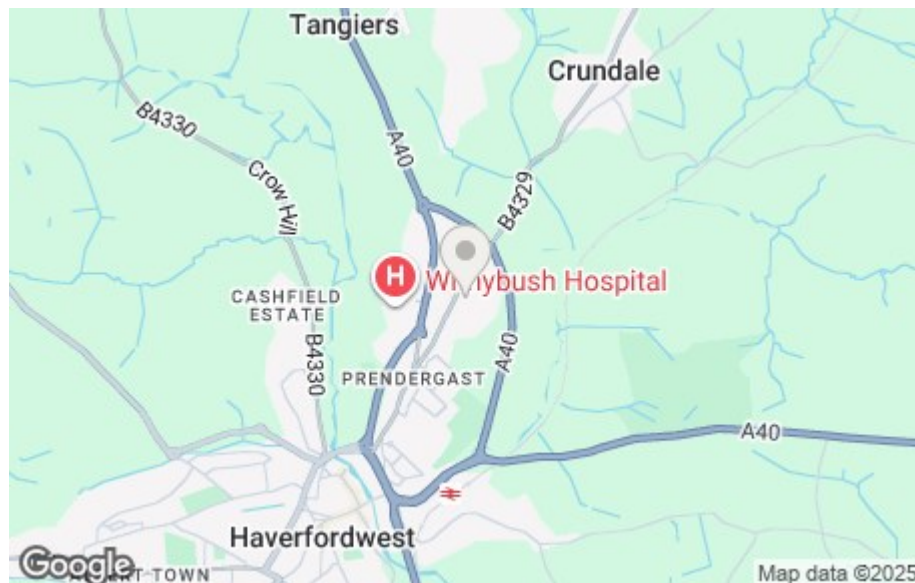
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.